

**MINUTES**  
**Regular Meeting of the College Park City Council**  
**Tuesday, November 27, 2012**  
**7:30 p.m. – 7:55 p.m.**

**PRESENT:** Mayor Fellows; Councilmembers Kabir, Wojahn, Catlin, Dennis, Stullich, Afzali and Mitchell.

**ABSENT:** Councilmember Day.

**ALSO PRESENT:** Joe Nagro, City Manager; Janeen Miller, City Clerk; Suellen Ferguson, City Attorney; Chantal Cotton, Assistant to the City Manager; Terry Schum, Director of Planning, Steve Groh, Director of Finance; Bob Ryan, Director of Public Services.

Mayor Fellows opened the meeting at 7:30 p.m. Councilmember Dennis led the Pledge of Allegiance.

**Minutes:** A motion was made by Councilmember Kabir and seconded by Councilmember Mitchell to approve the minutes of the November 13, 2012 Regular Meeting. The motion passed 7 – 0 – 0.

**Announcements:**

Councilmember Catlin said the Berwyn District Civic Association would hold their annual holiday party on Saturday, December 15 from 1 – 3 p.m. at Fealy Hall.

Councilmember Mitchell thanked those members of Council who attended the annual legislative reception of the PGCMA. She announced that on Saturday at 10:00 a.m. the Prince Georges County delegation would hold a listening session at Prince George's Community College on all local bills that will be considered by the general assembly in January. Ms. Cotton followed up with discussion about Council attendance at the hearing. Councilmember Wojahn said he had informed the CBE about the bag bill.

Mayor Fellows announced he would be at the National League of Cities convention in Boston on Friday and Saturday thus unable to attend the hearing.

**Amendments to the Agenda:** None.

**City Manager's Report:** Mr. Nagro stated that leaf collection is on schedule and that what is posted on the City's website remains accurate. He reminded everyone that the Council only meets the first two weeks in December.

**Comments from the Audience on Non-Agenda Items:**

**Dave Dorsch, 4711 Calvert Road:** Mr. Dorsch told the Council that he had been in New Jersey last December where they bagged all of their parking meters with a Merry Christmas sign. He thought it would be nice if College Park did the same thing during the last two weeks of December as a present to residents.

Councilmember Catlin said he raised the issue to the DCPMA [Downtown College Park Management Authority] three years ago and they expressed concern about what would happen and didn't want to try it. Councilmember Stullich clarified that their concern was about the shortage of parking and their desire to have parking spaces available for customers, not the loss of revenue.

**Jack Robson, 4710 Harvard Road:** He is against the suggestion made by Mr. Dorsch. He raised a concern about the College Park Academy public charter school being proposed for the Calvert Road school location. The City Council should consider the potential problems about traffic in the morning and afternoon. He recalls similar criticism about the Al-Huda school. Traffic to the school would be heaviest at the same time that the ZIPS dry cleaner is the busiest for their "in-by-9-out-by-5" service.

**Consent Agenda:**

**A motion was made by Councilmember Stullich and seconded by Councilmember Mitchell to adopt the Consent Agenda which consisted of the following items:**

- 12-R-22      Resolution Of The Mayor And Council Of The City Of College Park, Maryland Adopting The Recommendation Of The Advisory Planning Commission Regarding Request For Certification Of Non-Conforming Use CNU-2012-02 For Blair Hanna Apartments, 7018 Wake Forest Drive, College Park, Maryland Recommending Approval Of The Request For Certification Of Non-Conforming Use. (The Appeal period ended November 24.)**
- 12-R-23      Resolution Of The Mayor And Council Of The City Of College Park, Maryland Adopting The Recommendation Of The Advisory Planning Commission Regarding Request For Certification Of Non-Conforming Use CNU-2012-03 For Brincefield Apartments, 7405 College Avenue, College Park, Maryland Recommending Approval Of The Request For Certification Of Non-Conforming Use. (The Appeal period ended November 24.)**

**The motion passed 7 – 0 – 0.**

**Action Items:**

- 12-O-10      Ordinance Of The Mayor And Council Of The City Of College Park, Maryland, Amending Chapter 175 "Taxation" To Add Article IV, "Revitalization Tax Credit", Section 175-5 , "Purpose"; §175-6, Authority To Establish Revitalization Tax Credit Districts; §175-7 Revitalization Tax Districts Established; §175-8 Authority To Grant A Tax Credit For Real Property Located In A Revitalization Tax Credit District; §175-9 Eligibility Requirements; §175-10 Eligibility Criteria; §175-11 Tax Credit – Amount And Term; §175-12 Application Process; And §175-13 Waiver, To Set Criteria For And Establish Revitalization Tax Districts, Grant A Tax Credit Against The City Property Tax Imposed On Real Property Within The Districts And Establish Eligibility Criteria For The Tax Credit**

**A motion was made by Councilmember Catlin and seconded by Councilmember Wojahn to adopt Ordinance 12-O-10, an Ordinance Of The Mayor And Council Of The City Of College Park, Maryland, Amending Chapter 175 “Taxation” To Add Article IV, “Revitalization Tax Credit”, Section 175-5 , “Purpose”; §175-6, Authority To Establish Revitalization Tax Credit Districts; §175-7 Revitalization Tax Districts Established; §175-8 Authority To Grant A Tax Credit For Real Property Located In A Revitalization Tax Credit District; §175-9 Eligibility Requirements; §175-10 Eligibility Criteria; §175-11 Tax Credit – Amount And Term; §175-12 Application Process; And §175-13 Waiver, To Set Criteria For And Establish Revitalization Tax Districts, Grant A Tax Credit Against The City Property Tax Imposed On Real Property Within The Districts And Establish Eligibility Criteria For The Tax Credit.**

Councilmember Catlin said the idea for a City revitalization tax credit goes back many years because we needed to get authority from the state. The City is now authorized to establish revitalization districts by resolution to encourage redevelopment and to grant a property tax credit against the City’s real property tax. The Mayor and Council have determined that it is in the public interest to provide for the establishment of revitalization tax districts and to set the criteria for designation of such districts. In this way, the City can offer incentives areas in need of redevelopment. The City has designated two zones, District One – to include the areas encompassed by the US 1 Corridor Development District Overlay Zone and the College Park-Riverdale Transit District Overly Zone, and District Two – to include the areas encompassed by the Hollywood Commercial Development District Overlay Zone, the Berwyn Commercial and Industrial Districts, the Branchville Industrial District and the Greenbelt/University Commercial Corridor for this tax credit. The smaller areas that we are designating for eligibility for city tax credits are not eligible for county tax credits. When we have incentives to give to developers we can usually get projects that we want.

Mayor Fellows noted that we had a public hearing earlier so there would be no audience comment at this time.

Councilmember Wojahn said he has wanted to see this for years and is excited we can finally enact this ordinance. Through an accident of demographics the Hollywood Commercial District has not been eligible for the county revitalization tax credit program, and he hopes we can now revitalize some areas in north College Park.

**The motion passed 7 – 0 – 0.**

#### **COUNCIL COMMENTS:**

Councilmember Stulich stated that she has a legislative item to add to the Worksession discussion that will follow the regular meeting about the student housing zone that we have under state law that provides a waiver from certain development impact fees.

Councilmember Dennis said he will be going to the National League of Cities Conference in Boston. He introduced an audience member who is interested in an appointment to a City Committee.

Councilmember Wojahn said the first meeting of the Neighborhood Stabilization and Quality of Life Workgroup was held on November 19 and the second meeting will be held in mid-December.

Councilmember Kabir said the City received comments from the County's planning staff about the Greenbelt Sector Plan and asked Ms. Schum to explain. Ms. Schum clarified that what the City received is Park and Planning staff's digest of testimony that summarizes all the testimony they received on the Greenbelt Sector Plan and is over 500 pages long. There will be a Worksession before the County Planning Board on Thursday with their staff, but there is no opportunity for public comment; county staff will make a recommendation to the Planning Board.

**COMMENTS FROM THE AUDIENCE: None.**

**Adjourn:** A motion was made by Councilmember Stulich and seconded by Councilmember Wojahn to adjourn the regular meeting and reconvene into a special Worksession. Mayor Fellows adjourned the regular meeting at 7:55 p.m. with a vote of 7 – 0 – 0.

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Janeen S. Miller, CMC  
City Clerk

Date  
Approved